027.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	987,600	/	987,600
USE VALUE:	987,600	/	987,600
ASSESSED:	987,600	/	987,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTIOLI GLORIA/MARIANNE
Owner 2:	
Owner 3:	
Street 1:	70 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATTIOLI AMY -
Owner 2:	-
Street 1:	70 OXFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	528,100	4,700	454,800	987,600
Total Card	0.114	528,100	4,700	454,800	987,600
Total Parcel	0.114	528,100	4,700	454,800	987,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.66 | /Parcel: 415.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

18420

GIS Ref

GIS Ref

Insp Date

01/10/18

!2245!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	528,100	4700	4,950.	454,800	987,600	987,600	Year End Roll	12/18/2019
2019	104	FV	394,500	4700	4,950.	483,200	882,400	882,400	Year End Roll	1/3/2019
2018	104	FV	394,500	4700	4,950.	352,500	751,700	751,700	Year End Roll	12/20/2017
2017	104	FV	369,800	4700	4,950.	307,000	681,500	681,500	Year End Roll	1/3/2017
2016	104	FV	369,800	4700	4,950.	261,500	636,000	636,000	Year End	1/4/2016
2015	104	FV	329,100	4700	4,950.	255,800	589,600	589,600	Year End Roll	12/11/2014
2014	104	FV	329,100	4700	4,950.	210,300	544,100	544,100	Year End Roll	12/16/2013
2013	104	FV	342,600	4700	4,950.	200,100	547,400	547,400		12/13/2012

PRINT

Date	Time
12/10/20	17:42:09

LAST REV

Date	Time
02/12/18	10:12:53
ekelly	
2245	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTIOLI AMY	33238-35		7/12/2001	Family	1	No	No		
	11780-379		11/30/1969		99	No	No		N

USER DEFINED

Prior Id # 1:	18420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2015	1010	Porch	1,000		7/24/2015			Replace rotted pos

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2018	Inspected	BS	Barbara S
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/2/2009	Meas/Inspect	189	PATRIOT
10/1/1999	Meas/Inspect	267	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09191918
Const Adj.:	1.00440490
Adj $ / SQ:	186.444
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648808
Depreciation:	120678
Depreciated Total:	528130

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

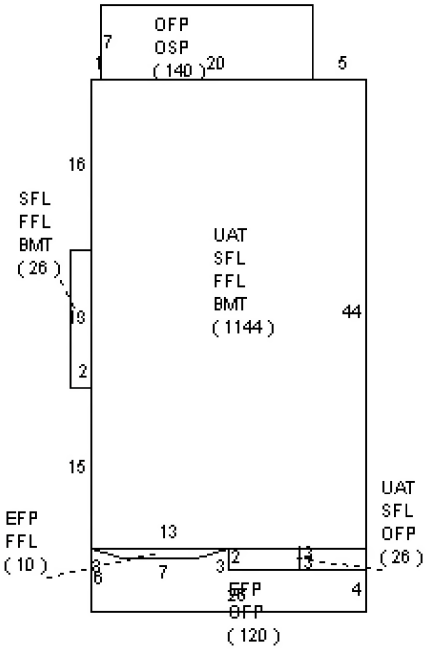
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.44
Special Features:	0	Val/Su Net:	120.16
Final Total:	528100	Val/Su SzAd	222.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,196	186.440	222,987
FFL	First Floor	1,180	186.440	220,004
BMT	Basement	1,170	55.930	65,442
UAT	Upper Attic	293	74.580	21,814
OFP	Open Porch	286	22.370	6,397
OSP	Screen Porch	140	31.250	4,375
EFP	Enclos Porch	130	48.380	6,289
	Net Sketched Area:	4,395	Total:	547,308

Size Ad	2376	Gross Are	5272	FinArea	2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1916	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700